



# Valley County Planning & Zoning Commission

PO Box 1350  
219 North Main Street  
Cascade, ID 83611-1350

Phone: 208.382.7115  
Fax: 208.382.7119  
Email: [cherrick@co.valley.id.us](mailto:cherrick@co.valley.id.us)  
Website: [www.co.valley.id.us](http://www.co.valley.id.us)

Todd Hatfield, Chairman  
Harry Stathis, Vice-Chair

Ed Allen, Commissioner  
Rob Garrison, Commissioner  
Tom Olson, Jr., Commissioner

## A G E N D A

Valley County Planning and Zoning Commission  
October 8, 2009  
American Legion Hall - 105 E Mill Street, Cascade, Idaho  
PUBLIC HEARING - 6:00 p.m.

A. **OPEN:** Call to Order

B. **MINUTES:** September 10, 2009

C. **OLD BUSINESS:**

**1. C.U.P. 03-22 Pointes at Horsethief Shores # 2 & 3 Subdivisions -- Extension Request:**

Johnson & Alberg, LC is requesting approval of one-year extensions of the Conditional Use Permit and final plat approval that expire on October 9, 2009. Pointes at Horsethief Shores # 1 was recorded October 2006. The site consists of 10 lots on approximately 43 acres and is located in portions of Section 25 & 36, T.14N, R.4E, and Sections 30 & 31, T.14N, R.5E, B.M., Valley County, Idaho. [Not a public hearing.]

**2. C.U.P. 08-20 Elk Meadows River Ranches – Phases 1 & 2 – Final Plat Extension**

**Request:** Elk Meadows River Ranches LLC, is requesting approval of a 90-day final plat extension. The current expiration date is November 10, 2009. The property is currently addressed as 536 Gold Fork Road, and is located in the E ½ E ½ of Section 30, T.16N, R4E, BM, Valley County, Idaho. [Not a public hearing.]

**3. PUD 09-01 Payette Landing – Tabled from the P&Z meeting on August 13, 2009.**

Payette Landing Development LLC is requesting approval of a mixed-used development consisting of a private airport and a variety of aviation, light industrial, commercial, and residential land uses. Multiple phases are planned.

All roads within the PUD would be public roads. Potable water would be provided by a central water system consisting of a series of wells. Sewage treatment would be provided by the North Lake Recreational Sewer and Water District. Access would be via new roads onto Hwy 55, Spink Lane, Paddy Flat Road, and Nasi Lane.

The property is located east of Highway 55 and approximately 2 miles north of Donnelly, Idaho. The boundaries of the property are located south of Nasi Lane, north of Spink Lane, and between Highway 55 and Farm-to-Market Road. The proposal consists of approximately 1,108 acres located in sections 23, 26, 27, 34, & 35, T.17N, R.3E, and NW ¼ Section 2, T.16N, R.3E, B.M.,

Valley County, Idaho.

Contained within the application is a combination of permits, as follows:

- **Concept Approval and Planned Unit Development** in accordance with Chapter 8 of the Valley County Land Use and Development Ordinance, as published September 21, 2006.
- **C.U.P. 09-08 Payette Landing – Phase 1 Preliminary Plat**: Includes the private airport, the Fixed Base Operator, 159 aviation estate lots, 54 low-density residential lots, several future development parcels, and open space. This portion of the proposal contains 813.21 acres.
- **VAC 09-01 Payette Landing – Vacation of Public Right-of-Way on Portions of Spink Lane, Paddy Flat, and Nasi Lane**: Vacation of a portion of Paddy Flat Road, realignment of a portion of Nasi Lane, and relocation of the intersection of Spink Lane and Highway 55 approximately 1000 feet to the south.

**D. NEW BUSINESS:**

**E. OTHER ITEMS:**

**1. Facts & Conclusions:**

- **C.U.P. 09-10 Kelly's Whitewater Park**

**2. Correspondence:**

- **Variance for a Children's Play Fort**
- **Violation - C.U.P. 04-46 Betts Storage & Landscaping**
- **C.U.P. 09-06 Falvey Landscaping – Engineer's Letter**